

ORDINANCE NO. 46-447

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2004-00058

Request for Zone change from "SF-5" Single-family Residential to "NO" Neighborhood Office, on property described as:

Lots 1, 2, 3, & 4, R. Beard Addition, Wichita, Sedgwick County, Kansas. Generally located at the northwest corner of Douglas and Tyler.

SUBJECT TO THE FOLLOWING PROVISIONS OF PROTECTIVE OVERLAY DISTRICT #149:

1. Any building(s) constructed on the site should be residential in character (e.g. rooflines should be hip or gable roof; exterior facade materials typical of residential construction should be wood, brick or stucco or similar materials). If multiple buildings are constructed on the site, they should share similar exterior materials and colors. Predominate exterior building colors should be muted.
2. Signage shall be per the sign code, except that all ground or pole signs shall be monument type, and no building signs shall face south, west or north.
3. Parking lot lighting standards shall not exceed 14 feet in height.
4. Access from Douglas shall be limited to one driveway located in the western one-third of the Douglas street frontage.
5. One right-in/right out opening on Tyler Road.
6. Dedication of 10 foot right-of-way on Tyler.
7. Elimination of wireless communication facility.
8. Updated Drainage Plan.
9. Limiting building height to 35 feet.

10. Cross-lot access.

SECTION 2. That upon the taking effect of this ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita - Sedgwick County Unified Zoning Code as amended.

SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

ADOPTED AT WICHITA, KANSAS, January 25, 2005.

Carlos Mayans - Mayor

ATTEST:

Karen Sublett, City Clerk

(SEAL)

Approved as to form:

Gary E. Rebenstorf, City Attorney